

32 Carn Brea Court, Cornwall, TR14 8LY



Price: £115,000

Lease: 106 years

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Carn Brea Court was built by McCarthy & Stone and consists of 49 apartments arranged over four floors each served by a lift. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, bathroom and balconies to selected apartments. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one over 60 and the other over 55 years.

- Residents' lounge
- Guest suite
- Emergency call system
- House Manager
- Mobility Scooter Store
- Communal gardens
- Laundry room
- Car Park
- Service Charge £3,332.28
- Ground rent £425.00

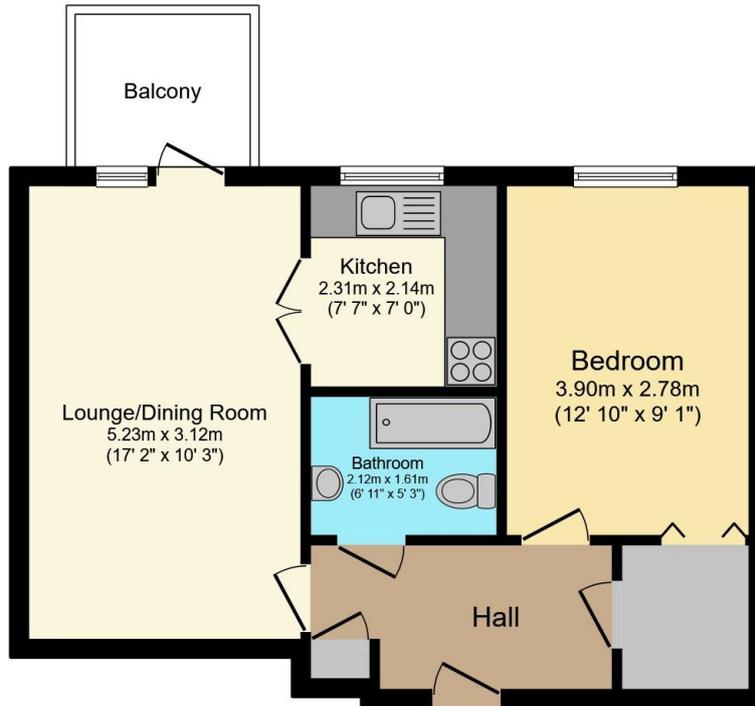


For more details or to make an appointment to view, please contact **Rachel Hazell**

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Total floor area 45.9 sq.m. (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending: 28.2.26**

**Annual Ground Rent: £425**

**Ground Rent Period Review: 2030**

**Annual Service Charge: £3332.28**

**Council Tax Band: A**

**Event Fees: 1% Transfer, 0% Contingency**

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